

ORDINANCE NO. 17-2337

**AN ORDINANCE TO AMEND ORDINANCE NO. 263
OF THE CITY OF HOOVER, ALABAMA, ENTITLED
"THE ZONING ORDINANCE OF THE CITY OF HOOVER, ALABAMA".**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HOOVER,
ALABAMA, AS FOLLOWS:**

SECTION 1. That the Zoning Map of the City of Hoover, Alabama, adopted as part of the Zoning Ordinance of the City of Hoover, Alabama, as heretofore amended, be and the same is amended as follows:

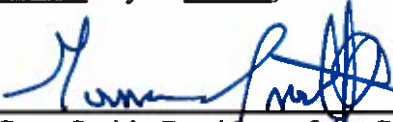
"That the property described on Exhibit "A" attached hereto and made a part hereof, now located in the City of Hoover, Alabama, be and from and after the enactment hereof, zoned **PC Planned Commercial District**, and the uses and restrictions applicable to **PC Planned Commercial District** as set out in the Zoning Ordinance of said City, as amended, shall govern and control the uses made of and permitted in said property."

SECTION 2. That all ordinances or parts of ordinances contrary to the provisions hereof are hereby repealed.

SECTION 3. That if any part, provision or section of this ordinance is declared to be unconstitutional, or invalid by any court of competent jurisdiction, such holdings shall not affect any other part, provision or section of this ordinance not thereby affected.


SECTION 4. That this ordinance shall become effective immediately upon its passage and approval by the Council and the Mayor of the City of Hoover, Alabama and publication as required by law.

ADOPTED this the 5th day of June, 2017.



Mr. Gene Smith, President of the Council

APPROVED:



Mayor Frank V. Brocato

ATTESTED BY:



City Clerk Margie Handley

EXHIBIT A

Parcel A

(Referred to as Parcel 6 in zoning application)

A parcel of land situated in the NE $\frac{1}{4}$ of Section 33, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows :

BEGIN at the Southeast corner of a tract of land conveyed by USX Corporation to Discovery United Methodist Church by deed dated November 3, 1995, said point being on the West boundary of Stadium Trace Parkway (Parcel A-1 recorded in the Office of Judge of Probate, Jefferson County, REAL: 1120 PG: 913); thence in a Northwesterly direction along the South boundary of said Church tract a distance of 627.72 feet to a non-tangent curve to the left with an interior angle of 82 degrees 09 minutes 05 seconds to tangent of said curve, a central angle of 3 degrees 53 minutes 46 seconds, a radius of 1230.0 feet; thence along the arc of said curve and West boundary of said Church tract in a Northeasterly direction a distance of 83.64 feet; thence continue in a straight line tangent to said curve in a Northeasterly direction a distance of 393.81 feet; thence turn an angle to the left of 93 degrees 09 minutes 15 seconds in a Northwesterly direction leaving said Church tract a distance of 470.23 feet; thence turn an angle to the left of 89 degrees 01 minutes 32 seconds in a Southwesterly direction a distance of 478.24 feet to a point on a tract of land conveyed by United States Steel Corporation to the Trace Crossings Residential Association (Common Area) by deed dated December 9, 2011, as recorded in the Office of Judge of Probate, Jefferson County, BK: LR201163, PG:21801 and also the West boundary of a 30.0 foot wide Alabama Power Company easement granted by United States Steel Corporation; thence turn an angle to the right of 08 degrees 04 minutes 48 seconds in a Southwesterly direction along said Common Area and easement a distance of 312.84 feet; thence turn an angle of 0 degrees 06 minutes 36 seconds to the right in a Southwesterly direction along said Common Area and easement a distance of 395.17 feet; thence turn an angle to the left along a along the common boundary of Parcel 10 referenced below straight line in a Southeasterly direction leaving said Common Area and easement to a point on the West boundary of Stadium Trace Parkway; thence left in a Northeasterly direction along said West road boundary a distance of 868.24 feet, more or less, to the POINT OF BEGINNING. Less and except any property zoned PR-1 pursuant to City of Hoover, Alabama Ordinance No. 96-1530 adopted March 3, 1997.

Said parcel containing 24 acres, more or less.

Parcel B

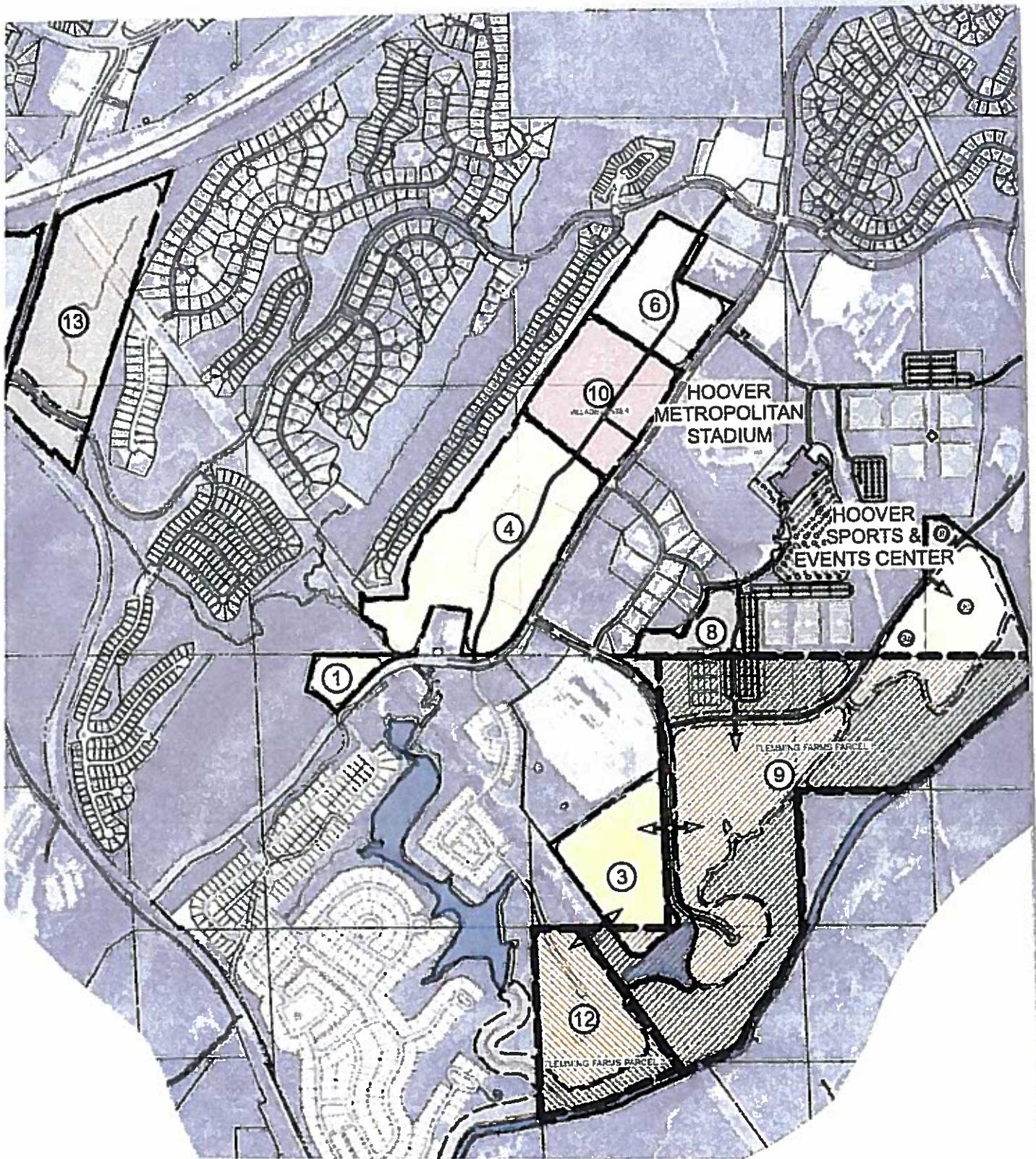
(Referred to as Parcel 10 in zoning application)

A parcel of land situated in the South $\frac{1}{4}$ of the NE $\frac{1}{4}$, the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 33, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows :

Commence at the Northeast corner of a tract of land conveyed by Discovery United Methodist Church to United States Steel Corporation by deed dated September 14, 2011, (Parcel A-2 recorded in the Office of Judge of Probate, Jefferson County, REAL: 1120 PG: 913) said point also being on the West boundary of Stadium Trace Parkway; thence in a Southwesterly direction along said West

road boundary a distance of 868.24 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 1269 feet; thence turn an angle to the right in a Northwesterly direction N 49 degrees 31 minutes 09 seconds W more or less, leaving said Stadium Trace Parkway, for a distance of 1030 feet more or less to a point on the East boundary of a tract of land conveyed by United States Steel Corporation to the Trace Crossings Residential Association (Common Area) by deed dated December 9, 2011, as recorded in the Office of Judge of Probate, Jefferson County, BK: LR201163, PG:21801 and also the West boundary of a 30.0 foot wide Alabama Power Company easement granted by United States Steel Corporation; thence right in a Northeasterly direction along said Common Area and easement a distance of 1161 feet; thence turn an angle to the right in a Southeasterly direction leaving said Common Area and easement along a straight line along the common boundary of Parcel 6 referenced above to the POINT OF BEGINNING. Less and except any property zoned PR-1 pursuant to City of Hoover, Alabama Ordinance No. 96-1530 adopted March 3, 1997.

Said parcel containing 28 acres, more or less.



PARCEL 6 & PARCEL 10 PROPOSED TO BE ZONED
PC (PLANNED COMMERCIAL)